

W. M. KLUNKERT, INC.

4090 Raymond Stotzer Parkway
College Station, Texas 77845

GENERAL CONTRACTORS

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August 7, 2002

Ms. Jennifer Flanery
Staff Planner
Development Services
CITY OF COLLEGE STATION
1101 Texas Avenue South
College Station, Texas 77842

Re:Rezoning Request
4090 Raymond Stotzer Pkwy.

Dear Jennifer:

Thank you for your call requesting further clarification of my rezoning request. I also appreciate that the staff is recommending approval of the rezoning request to from AO to M1.

I would respectfully submit to the City of College Station the following:

"I am respectfully requesting the City of College Station Planning & Zoning commission to grant my rezoning request, which is consistent with the current use of my property. I do not want to continue operating my business under the "legal non-conforming use" permitting within the AO zoning. My current use is not a permitted activity within the AO zoning classification, but would be under the M1 zoning classification, which is provided for in the City's Comprehensive Development Plan for this area.

In the near term future I would like to be able to add additional office space on to the back of my current office building, and I would like to install a ground mounted "low profile sign" for business identification. Under the "legal non-conforming use" permit I can do neither of these; therefore I am prevented from fully utilizing my property. Thank you for your consideration of my request.

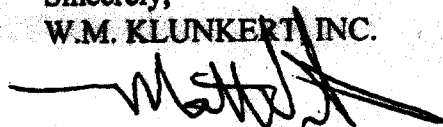
Additionally this rezoning request is consistent with the zoning of Marble Craft's property, the closest adjacent business. Also this will bring my property into compliance with Section 5. Newly Annexed Territory of the Zoning Ordinance, which states:"

- A. Any territory hereafter annexed to the City of College Station shall be classified as District A-O, for a period not to exceed one (1) year . If a zone change request is not received by the City within this year the Commission shall initiate zone change proceedings.**

Please note that I have done my best to develop my office building and property to project a 1st class operation. I believe that my renovation of the former facility into the office building that is seen today has greatly enhanced the value of this property. It has also turned a dilapidated building & property on the major west entrance into our city, into a architecturally aesthetically pleasing project, further enhancing the professional image the City of College Station has.

I am glad I have been able to contribute in this way to my community, and I will hope to be able to further develop and enhance my property with the above rezoning request. Thank you for your time and efforts in this matter. Please call me should you have any questions, or require further clarification.

Sincerely,
W.M. KLUNKERT, INC.

A handwritten signature in black ink, appearing to read 'Matt Klunkert', written over the printed name.

Matt Klunkert
President

Cc: Mr. Fred Bayliss - Attorney at Law - fax 779-0567